



20 Oakfield Road, Fernwood, Newark,  
NG24 3FT

**£495,000**  
Tel: 01636 611811

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A superbly presented, executive style, detached five bedroom family home built by David Wilson Homes in 2005 and situated on a superb corner cul-de-sac position with open views.

This home would be ideal for a growing family and offers living accommodation with the benefit of a gas fired central heating system and uPVC double glazed window which comprises entrance hallway with centre dividing staircase leading to a galleried landing, 18' lounge with French doors leading to a spacious double glazed conservatory extension, dining room with bay window, study which makes an ideal work from home space, open plan breakfast kitchen and family dining room with a lovely feature bandstand-style walk in bay window overlooking the rear garden.

On the first floor there is a superb galleried landing with patio doors opening onto a front facing balcony, master bedroom with fitted wardrobes and en-suite shower room, bedroom two with fitted wardrobes and open views from the rear facing window and an en-suite shower room. Bedroom three is a further double bedroom with fitted wardrobe. Bedrooms four and five are both double rooms with fitted wardrobes and views of the surrounding countryside from the rear facing window. Additionally, the bedrooms are served by a family bathroom which was refitted in 2021 with new tiling and a contemporary design white suite including bath with rain head shower over.

Outside the corner plot offers a spacious frontage laid out with a tarmac driveway proving ample parking for four vehicles and additional gravelled hardstanding offering additional parking if required. There is a brick built detached garage with up and over doors, attractive landscaping with slate chip borders planted with shrubs. A wooden gate and pathway along the side of the house gives access to the spacious and secluded rear garden which is set out with lawned areas, borders and patio terraces positioned for the sun at different times of day. There are views of countryside to the rear and of a protected meadow located on the south side of the property.

This detached home, in our opinion, possibly has one of the best locations on the Fernwood village development and viewing is highly recommended.

Fernwood is a new village located just 3 miles from Newark. Village amenities include the Chuter Ede Primary School (Fernwood Annexe) which has an outstanding Ofsted. Additionally, there is secondary schooling including the Suthers School and the Newark Academy. The latter has a good Ofsted report. Local shops in Fernwood include a One Stop convenience store with additional amenities including an Indian takeaway, bar/cafe, the Tawny Owl pub/restaurant, Fernwood Village Hall and Fernwood Day Nursery providing local childcare. There are also playing fields which include tennis courts. Nearby Balderton has additional amenities including Sainsburys and Lidl supermarkets, a Tesco Express store, pharmacy and a medical centre. There are nearby access points to the A1 and A46 dual carriageways. Fast trains are available from Newark Northgate railway station with journey times to London King's Cross taking approximately 75 minutes.

The property was built by David Wilson Homes in 2005 and is constructed of cavity brick elevations under a tiled roof covering. The living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### ENTRANCE HALLWAY

Wooden front entrance door with double glazed leaded light and side windows. Centre dividing staircase rises to the first floor galleried landing, cupboard below stairs, radiator, Amtico flooring, LED ceiling lights.

### WC

5'11 x 4'2 (1.80m x 1.27m)

White suite comprising pedestal wash hand basin and low suite WC. Radiator and extractor fan.

## LOUNGE

18'6 x 11'8 (5.64m x 3.56m)



Glazed centre opening double doors give access to the hallway. Two double panelled radiators, two television points, stone effect fire surround, granite fire surround and hearth, gas flame effect fire new in approx 2020, moulded ceiling cornice. UPVC double glazed French doors lead to:



## CONSERVATORY

15'9 x 1'6 (4.80m x 0.46m)



A spacious uPVC double glazed conservatory built on a brick base. A new tinted double glazed roof was fitted in 2023, ceramic tiled flooring. UPVC double glazed French doors give access to the garden.

## DINING ROOM

16'10 x 11'7 (5.13m x 3.53m)

(measurement excludes the bay window)



Walk in bay with uPVC double glazed window to the front elevation, additional uPVC double glazed window to the side elevation. Two radiators, cove ceiling. There is ample space for a large table and additional furniture.

## STUDY

11'8 x 11'3 (3.56m x 3.43m)

(measurement excludes bay window)



Coved ceiling, radiator, walk in bay with uPVC double glazed front facing window.

## OPEN PLAN BREAKFAST KITCHEN

16'1 x 13'7 (4.90m x 4.14m)



Coved ceiling, halogen ceiling lights, uPVC double glazed window to rear elevation and a set of patio doors lead to the rear garden. Shaker design kitchen units comprise base units and drawers with attractive black granite working surfaces over, inset sink and drainer, tiling to splashbacks,

wall mounted cupboards and shelving. Matching island unit with base cupboards, wine rack, granite working surface over incorporating an end breakfast bar. Additional slim double base cupboard with granite counter over. Inbuilt appliances include a Neff induction hob with extractor and stainless steel canopy over, Bosch electric double oven, dishwasher, fridge and freezer. High quality ceramic floor tiling. There is a part dividing wall and opening to the family/dining room.



## FAMILY/DINING ROOM

14'4 x 10'3 (4.37m x 3.12m)

(measurement into bay window)



Feature bandstand style walk in bay with uPVC double glazed window to the rear overlooking the garden, cove ceiling and double panel radiator. This versatile room could be used as an additional dining room or family living room, part dividing wall and opening to kitchen.



### UTILITY ROOM

8'3 x 5'10 (2.51m x 1.78m)

Wall mounted Worcester gas fired central heating boiler new in 2021, electric consumer unit. Fitted Shaker style units including base cupboards, working surfaces with stainless steel sink and drainer above. Tiled splashbacks, wall mounted cupboards, plumbing and space for a

washing machine, dryer and American style fridge freezer. Wood double glazed side entrance door. Quality ceramic floor tiling.

### FIRST FLOOR

#### GALLERIED LANDING

12'11 x 12'9 (3.94m x 3.89m)  
(plus 4'8 x 3'7)



This lovely gallery landing has a set of front facing uPVC double glazed French doors lead out onto the west facing balcony with wrought iron railing and space for cafe style table and chairs. Built in airing cupboard with hot water cylinder and latted shelf. Loft access with ladder, the loft is part boarded and has power and light.



### BEDROOM ONE

12'4 x 14'11 (3.76m x 4.55m)  
(narrowing to 12'5)



UPVC double glazed front facing window, cove ceiling, radiator. There is a fitted four bay wardrobe and an additional wardrobe.

### EN-SUITE SHOWER ROOM

8'10 x 3'11 (2.69m x 1.19m)

UPVC double glazed side window, radiator, Ventaxia extractor fan, part tiled walls. White suite with low suite WC, wash hand basin, double shower cubicle with glass sliding screen, Mira tray. Wall tiling and shower over.

### BEDROOM TWO

13'11 x 10' (4.24m x 3.05m)  
(plus 4'1 x 3'2)



Fitted four bay wardrobe, radiator, uPVC double glazed window to rear with views of the countryside, cove ceiling.

### EN-SUITE SHOWER ROOM

5'10 x 4'9 (1.78m x 1.45m)



UPVC double glazed window to the rear, radiator, extractor fan, LED ceiling lights. Part tiled walls. White suite with pedestal wash hand basin and low suite WC. Shower cubicle with Mira tray, glass screen door, wall tiling and shower over.

### BEDROOM THREE

13'2 x 10'3 (4.01m x 3.12m)



With built in triple wardrobe, radiator, uPVC double glazed window to the front, cove ceiling.

### BEDROOM FOUR

12'8 x 8'5 (3.86m x 2.57m)



With uPVC double glazed window to the rear elevation, views of the surrounding countryside. Radiator, moulded ceiling cornice, built in double wardrobe.

### BEDROOM FIVE

10'9 x 10'5 (3.28m x 3.18m)

Built in triple wardrobe, radiator, rear facing uPVC double glazed window with countryside views.

### FAMILY BATHROOM

8'10 x 6'7 (2.69m x 2.01m)



UPVC double glazed side window, Xpelair extractor fan, LED ceiling lights. The bathroom was refurbished with new tiling and suite in 2021 comprising contemporary design white low suite WC, wash hand basin with vanity cupboard below, panelled bath with rain shower over, glass shower screen. There is full wall tiling in the shower and bath area. Wall mounted chrome shower and bath controls, chrome towel radiator, wall mounted mirror and cabinet.

### OUTSIDE

This fine detached home occupies a corner position. To the frontage there is a level tarmac driveway with ample parking for four vehicles and additional gravelled hardstanding with further parking if required. Slate chip borders planted with shrubs.

## DOUBLE GARAGE



Brick built detached double garage with tiled roof covering, two up and over doors, personal door to side, power and light conncted.



A wooden gate and block paved pathway to the side of the house leads to the enclosed and secluded rear garden which has been landscaped with a shaped lawned area and gravelled borders. Additionally, there are various patio terraces positioned to benefit from the sun at different times of day which include a block paved terrace connecting to the rear of the house, and a raised terrace with decking and pergola to the rear of the garden. There are three outside power points, close boarded fence to the boundaries.



On the north side of the house there is a paved store area and timber built garden shed. There is open countryside to the rear and a lovely protected meadow on the south side of the property.



### SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

### TENURE

The property is freehold.

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION

Vacant possession will be given on completion.

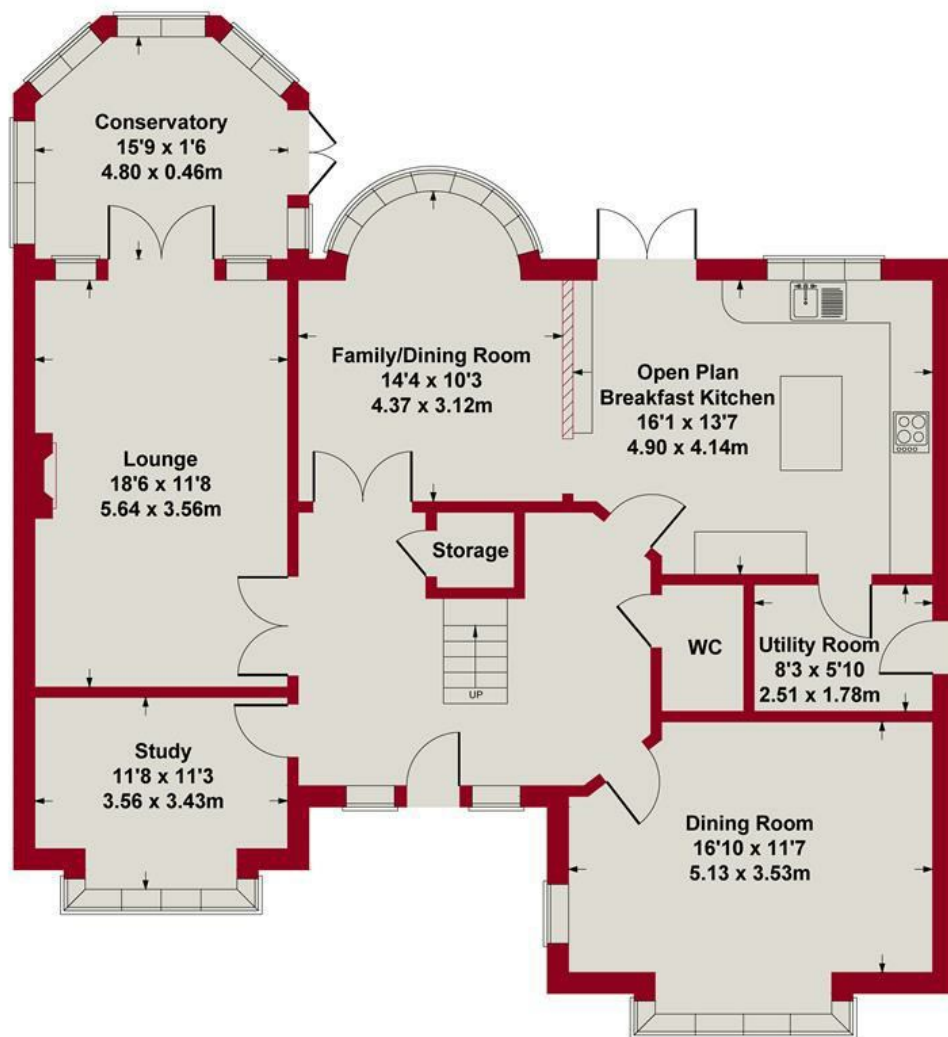
**MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

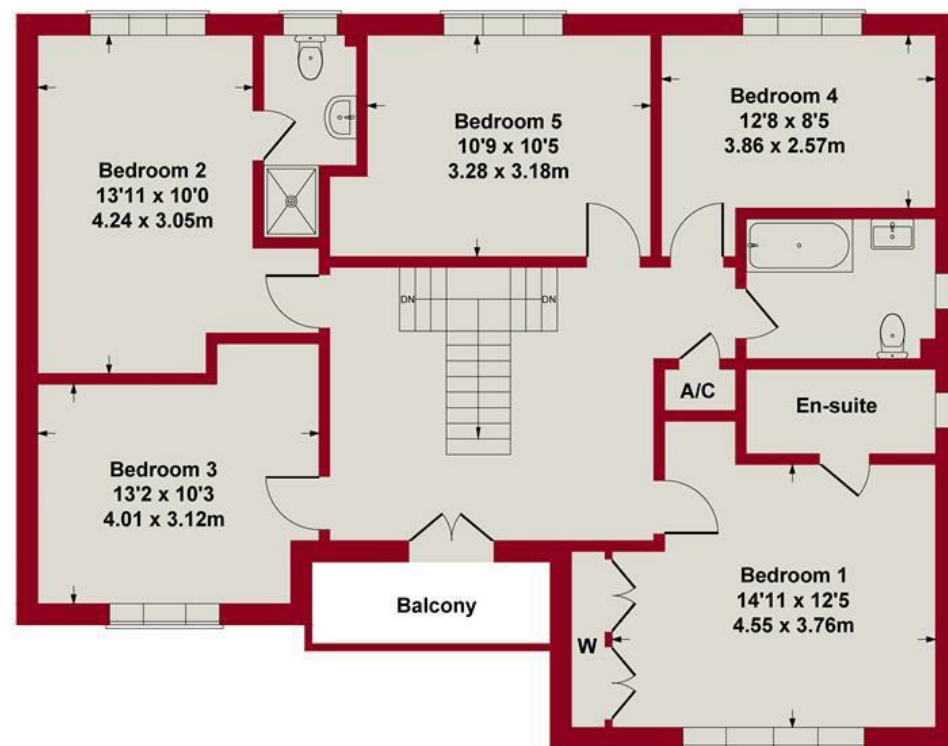
**COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band F.

Approximate Gross Internal Area  
2465 sq ft - 229 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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